

Recorded 11/4/93
Doc # 300
RFL

Doc # 5601

ADOPTED 10/14/93

COMMONWEALTH OF MASSACHUSETTS

15 SUFFOLK SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated OCTOBER 14th, 1993 relating to portions of the SOUTH END URBAN RENEWAL AREA, MASS. R-56, be executed and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Michael F. Donlan

James K. Flaherty
Consuelo Gonzales Thornell

A true copy

ATTEST:

Joseph J. Fisher

Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor Statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8056, Page 295, an Order of Taking dated June 10, 1966, concerning and describing the **SOUTH END URBAN RENEWAL AREA**, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof;

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, §40; and

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provision of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record,

having any and all interest in the parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award (awarded in ANNEX B) at all times prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: OCTOBER 14, 1993 BOSTON REDEVELOPMENT AUTHORITY

By:

Clarence J. Jones

Michael J. DeLoe

James R. Flaherty

Conrad George Ansell

ATTEST:

Joseph J. White
Secretary of the Boston
Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill
Ralph F. Cahill
Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

SOUTH END URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of vacant land are taken by this Order of Taking:

<u>Address</u>	<u>Assessor's Ward and Parcel No.</u>	<u>Square Feet</u>
13-21 Benton Street	9-1429 to 1433	8,190
14-28 Davenport Street	9-1439	12,046
624-634 Harrison Avenue	8-1149 to 1151	5,236

All of the above parcels are shown on the Assessor's Plans of the City of Boston.

The supposed owner of the above parcels is the City of Boston.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

SOUTH END URBAN RENEWAL AREA

AWARD OF DAMAGES

An award of One Dollar (\$1.00) and other valuable consideration
As made with this Order of Taking.

Recorded 11/4/93 Doc# 301

XVC
Doc # 5601

ADOPTED 10/14/93

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated October 14th, 1993 relating to portions of the WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24, be executed and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Michael F. Donlan

James K. Flaherty
Consuelo Gonzales Thornell

A true copy

ATTEST:

Joseph J. Fisher
Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor Statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 7702, Page 542, an Order of Taking dated December 5, 1962, concerning and describing the **WASHINGTON PARK URBAN RENEWAL AREA**, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof;

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, §40; and

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provision of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record,

having any and all interest in the parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award (awarded in ANNEX B) at all times prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: OCTOBER 14, 1993

BOSTON REDEVELOPMENT AUTHORITY

By:

Quenneville Jones
Michael J. Lawrence
James R. Blay
Constance Douglas Brown

ATTEST:

Joseph J. Fisher
Secretary of the Boston
Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill
Ralph F. Cahill
Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

WASHINGTON PARK URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of vacant land are taken by this Order of Taking:

<u>Address</u>	<u>Assessor's Ward and Parcel No.</u>	<u>Square Feet</u>
105-111 Waumbeck Street	12-3287, 3288	11,542
135-137 Crawford Street	12-3289	5,915
58 Hollander Street	12-3293	3,160
29-31 Hollander Street	12-3319, 3320	6,600

All of the above parcels are shown on the Assessor's Plans of the City of Boston.

The supposed owner of the above parcels is the City of Boston.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY
WASHINGTON PARK URBAN RENEWAL AREA
AWARD OF DAMAGES

An award of One Dollar (\$1.00) and other valuable consideration
is made with this Order of Taking.

Recorded 11/4/93 Doc # 302
TFC

Doc # 5601

ADOPTED 10/14/93

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated October 14th, 1993, relating to portions of the Mission Hill and Dudley Square areas of the Roxbury District of the City of Boston be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Consuelo Gonzales Thornell

Michael F. Donlan
James K. Flaherty

A true copy

ATTEST:

Joseph J. Fisher
Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority ("Authority"), a public body politic and corporate, duly organized and existing pursuant to Massachusetts General Laws Chapter 121, as superseded and amended by its successor state Chapter 121B, as amended, and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set forth in said laws and every other power thereunto enabling, determined that the area located within the City of Boston and described in ANNEX A constitutes a substandard and decadent area or areas as defined in Chapter 121B, as amended;

NOW, THEREFORE, BE IT ORDERED that the Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of Massachusetts General Laws Chapter 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and include the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the Property taken hereby, provided such fee is a part of the Property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED, that in accordance with the provisions of the General Laws, awards are made by the Authority for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Authority reserves the right to amend the award at any time prior to the payment thereof by

reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B which ANNEX B is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED, that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the Office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Authority on this 14th day of OCTOBER, 1993.

BOSTON REDEVELOPMENT AUTHORITY

By:

Gladys J. Jones
Michael R. Souza
John J. Deady
Conrad Douglas Chubb

ATTEST:

Joseph J. Zuber

Secretary of the Boston Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill

Ralph F. Cahill
Assistant General Counsel

ANNEX A
BOSTON REDEVELOPMENT AUTHORITY
TAKING AREA DESCRIPTION

The following parcel of land is taken by this Order of Taking:

<u>Address</u>	<u>Assessor's Ward and Parcel No.</u>	<u>Square Feet</u>
2 Lawn Street	10-1550	1,948
163-163A Heath Street	10-1283	3,099
169 Heath Street	10-1511	3,544

Dudley Square Area

101-103 Zeigler Street	8-2491	5,007
2081-2085 Washington Street	9-2124, 2125	2,693

Also included in this taking is a portion of BRA Parcel 10 also shown as South Service Drive, City layout Section 5 and identified as Parcels 38-7-C, 38-8-C, 38-9-C, 38-11-C, 38-12-C, 38-13-C but not Parcel 38-14-C, all containing approximately 22,105 square feet. Shown on a Plan entitled "Commonwealth of Massachusetts Plan of Road in the City of Boston, Suffolk County, Laid Out as a State Highway by the Department of Public Works on December 3, 1969" by Daniel S. Hogan, Chief Engineer and Sheet 2 of 2 recorded at Suffolk Registry of Deeds in Book 8831, Page 465.

Also included in this taking is that area now or formerly known as Sterling Street between Washington Street and Shawmut Avenue containing approximately 19,200 square feet more or less.

The above parcels are shown on the Assessor's Plans of the City of Boston.

The supposed owner of the above parcels is the City of Boston.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

AWARD OF DAMAGES

An award of One Dollar (\$1.00) and other valuable consideration is made with this Order of Taking.

ADOPTED
OCTOBER 14, 1993

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MICHAEL BARTOSIAK, ASSISTANT DIRECTOR FOR
REAL ESTATE SERVICES
RALPH CAHILL, ASSISTANT GENERAL COUNSEL

SUBJECT: REQUEST ADOPTION OF ORDERS OF TAKING FOR PARCELS
LOCATED IN THE SOUTH END URBAN RENEWAL PROJECT
AREA, WASHINGTON PARK URBAN RENEWAL PROJECT AREA,
AND THE ROXBURY AND MISSION HILL SECTIONS OF THE CITY
OF BOSTON

SUMMARY: This memorandum requests that the Boston Redevelopment Authority adopt Orders of Taking for several City of Boston owned vacant parcels. Conveyance of these parcels to the BRA is necessary in order to complete the objectives of the South End and Washington Park Urban Renewal Areas and to continue to carry out demonstrations to alleviate the blighting effects of vacant parcels in selected areas of Roxbury and Mission Hill.

Completion of the Urban Renewal Plan objectives in projects and solicitation of development proposals has been curtailed in some instances by parcels being in multiple ownership by both the BRA and the City of Boston. In order to proceed with the development process, it is necessary that these scattered parcels be conveyed to the BRA and combined with BRA-owned parcels for future development purposes.

The following City parcels are recommended to be acquired and appropriate Orders of Taking adopted:

South End Urban Renewal Project Area

Parcel 15 (portion)

13, 15, 17, 19 and 21 Benton Street	8,190 s.f.
14 - 28 Davenport Street	12,046 s.f.

Parcel 54 (portion)

632 - 634 Harrison Avenue	1,574 s.f.
628 - 630 Harrison Avenue	1,831 s.f.
624 Harrison Avenue	1,831 s.f.

Washington Park Urban Renewal Area

Garrison Trotter Area

105, 107, 109 and 111 Waumbeck Street	11,542 s.f.
135 and 137 Crawford Street	5,915 s.f.
58 Hollander Street	3,160 s.f.
31 and 29 Hollander Street	6,600 s.f.

Roxbury

Dudley Square Area

101 and 103 Zeigler Street	5,007 s.f.
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Parcel 10 (portion)	38,547 s.f.
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2081-2083 Washington Street	1,334 s.f.
2085 Washington Street	1,359 s.f.

Mission Hill

2 Lawn Street	1,948 s.f.
163-163A Heath Street	3,099 s.f.
169 Heath Street	3,544 s.f.

Given the necessity for assembling these parcels for development purposes, it is requested that the BRA adopt appropriate Orders of Taking for all or portions of parcels located in the South End and Washington Park Urban Renewal Areas and in the Roxbury and Mission Hill areas of the City of Boston.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution and the Order of Taking, presented at this meeting, for the taking by eminent domain in accordance with General Laws, Chapter 79, as amended, of certain parcels of land or portions thereof, as more particularly described in such order, that are located in the South End Urban Renewal Area.

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution and the Order of Taking, presented at this meeting, for the taking by eminent domain in accordance with General Laws, Chapter 79, as amended, of certain parcels of land or portions thereof, as more particularly described in such order, that are located in the Washington Park Urban Renewal Area.

VOTED: That the Boston Redevelopment Authority (the "BRA") hereby adopts the Resolution and the Order of Taking, presented at this meeting, for the taking by eminent domain in accordance with General Laws, Chapter 79, as amended, of certain parcels of land or portions thereof, as more particularly described in such order, (collectively, the "Parcels") located in the Roxbury and Mission Hill sections of the City of Boston. Further, the BRA hereby determines that the Parcels constitute decadent, substandard and/or open and blighted areas and finds that such Parcels are necessary to carry out demonstration projects for the prevention and elimination of slums and urban blight in accordance with General Laws, Chapter 121B, without limitation Sections 11 (b) and 46 (a) and (f), as amended.

WM. E. CARTER
PLAYGROUND

218,656

AVENUE

169,007

COLUMBUS

BURKE

BENTON

DAVENPORT

STREET

STREET

SQUARE

FREDERICK DOUGLAS

HAMMOND

STREET

STREET

STREET

TREMONT

CABOT

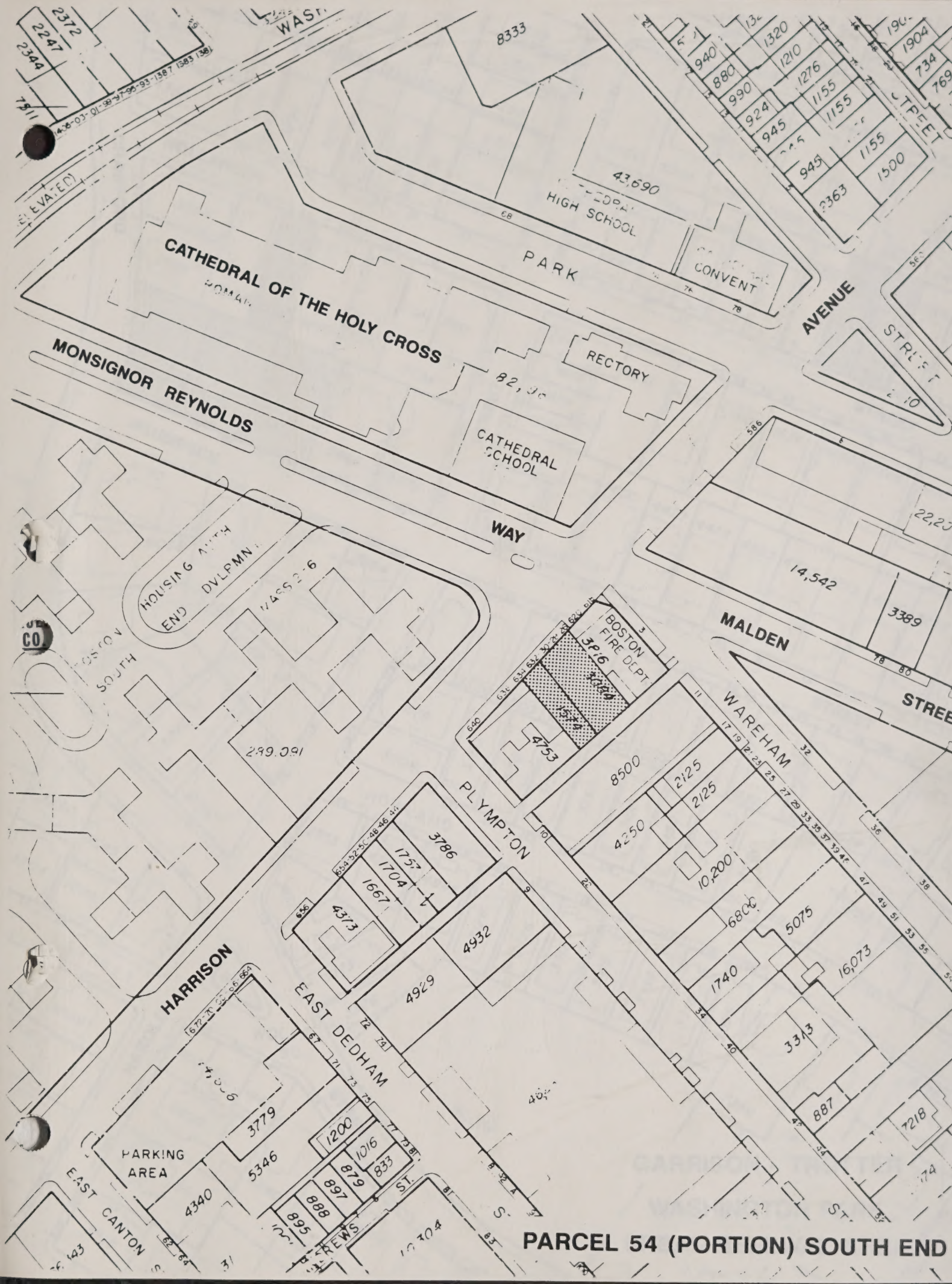
SUSSEX

GREENWICH

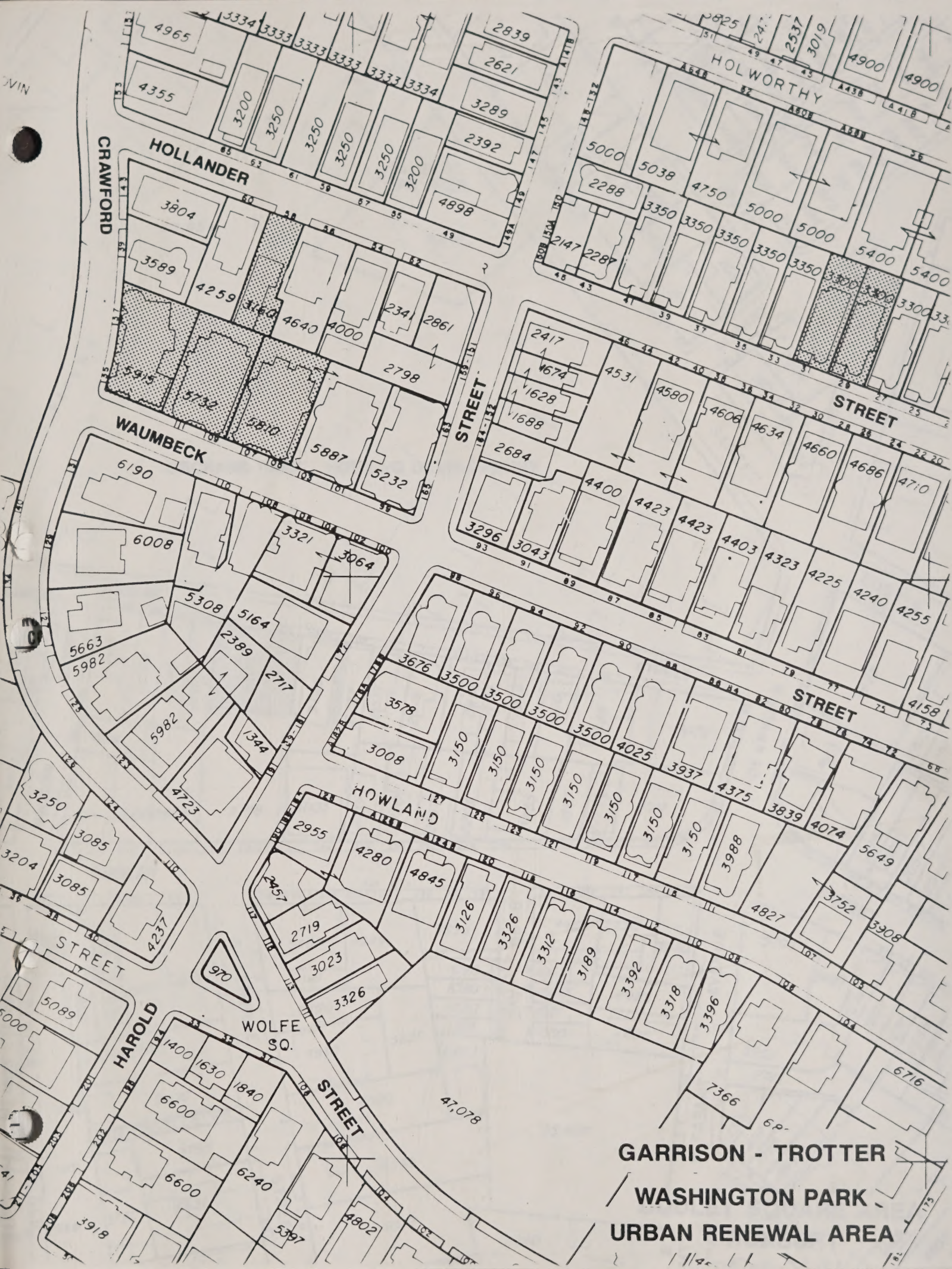
WARWICK

PARKING AREA

PARCEL 15 (PORTION) SOUTH END



PARCEL 54 (PORTION) SOUTH END



GARRISON - TROTTER
WASHINGTON PARK -
URBAN RENEWAL AREA



703,654

ALBERT
PALMER

16248

ORCHARD PARK HOUSING DEVELOPMENT

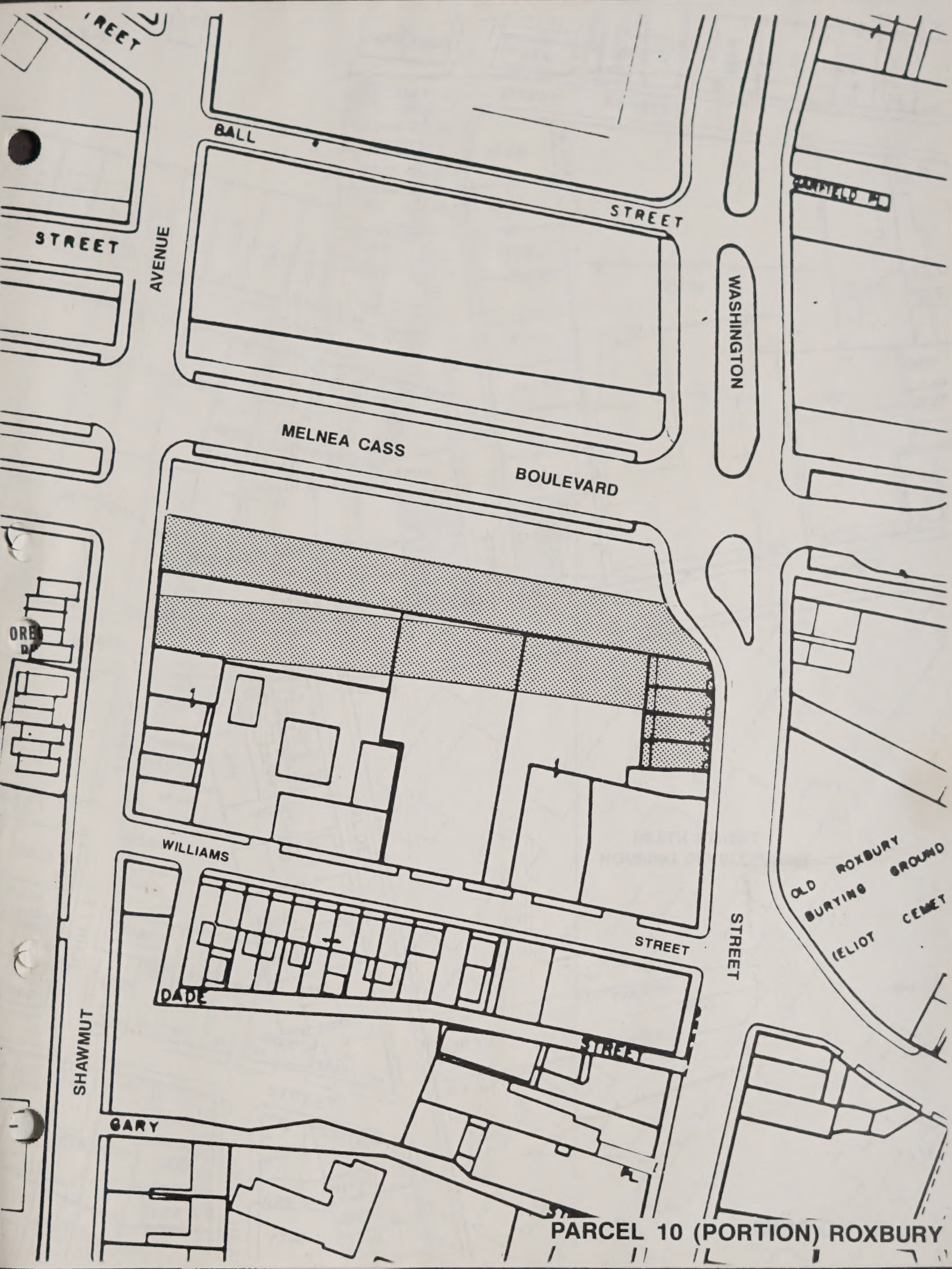
ZEIGLER

STREET

DUDLEY

STREET

DUDLEY SQUARE AREA
ROXBURY



PARCEL 10 (PORTION) ROXBURY

[illegible]

PARKING
WAY
AREA

MISSION HILL